

# SEAMUS COX & CO

~ESTATE AGENTS ~ CHARTERED SURVEYORS ~ VALUERS~

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## **FOR SALE BY PRIVATE TREATY**

ELEGANT 3 BEDROOM END TOWNHOUSE RESIDENCE SITUATED  
WITHIN A POPULAR DEVELOPMENT WITHIN CLOSE PROXIMITY OF ALL  
AMENITIES



### **No. 37 SILVERHILL MANOR, ENNISKILLEN.**

- Full Oil Fired Central Heating /Upvc Double Glazed Windows & doors.
- Exceptionally well decorated & maintained throughout.
- High quality Kitchen with Appliances / 3 Bedrooms (Master with En-Suite)
- Convenient Location on outskirts of Enniskillen close to all amenities
- Mature private Site inc. / Patio Area. - Alarm Installed
- Ideal for First Time Buyers/ Investors Alike.

**PRICE: OFFERS £215,000 Plus**

**VIEWING HIGHLY RECOMMENDED: BY APPOINTMENT WITH THE AGENT**

No. 37 Silverhill Manor, Enniskillen comprises a very attractively finished Modern 3 bedroom End Terrace residence, decorated and maintained to an exceptionally high standard throughout. The property offers excellent space for the modern family. The property also benefits from having spacious garden areas in addition to ample off road car parking. Situated within a quiet residential area the property is within a convenient distance of all local amenities.

**\*\*VIEWING COMES HIGHLY RECOMMENDED BY THE AGENT\*\***



**Accommodation Details:**

**Entrance Hall:** 9'3'' x 9'8''. Fully Tiled Floor. Understairs Storage. Leads to Spacious Landing Area.



**Living Room:** 11'4'' x 15'8''. Open Fire Place with Granite Surround, Tiled Hearth & Cast Iron Insert. Excellent Décor. TV Point.



**Kitchen/Dining:** 10'9'' (WP) x 18'10''. Excellent Range of Modern High & Low Level Units. Built in Fridge, Oven & Hob with Extractor Fan Over. Plumed For Dishwasher. Single Drainer Stainless Steel Sink Unit. Fully Tiled Floor. Part Tiled Walls. Ample Dining Space. Patio Door Out to Rear Garden Area.



**Separate W.C:** 3'2'' x 6'6''. Close Coupled WC, Pedestal Wash Hand Basin, Fully Tiled Floor.

**Utility:** 6'6'' x 7'2''. Range of Low Level Units. Single Drainer SS Sink Unit. Plumed-Washing Machine. Fully Tiled Floor, P T Walls.

### UPSTAIRS

**Bedroom 1:** 9'9'' x 9'8''. Patio Doors out to Balcony. Built in Wardrobe. Well Dec.



**En-Suite:** 6'0'' x 5'4''. High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin & Separate Fully Tiled Shower Cubicle. Fully Tiled Floor.

**Bedroom 2:** 9'9'' x 12'1''. Tel Point. Well Decorated. TV Point. Built in Wardrobe.



**Bedroom 3:** 8'2'' x 9'9''.

**Bathroom:** 9'9'' x 7'2'' (WP). High Quality White Suite Comprising of Close Coupled WC, Pedestal Wash Hand Basin, Panelled Bath with Telephone Shower Over & Separate Shower Cubicle (Electric). Fully Tiled Floor, Part Tiled Walls.



### OUTSIDE



**Services:** All Mains Services Installed.

N.B THE SERVICES, HEATING SYSTEMS OR APPLIANCES HAVE NOT BEEN TESTED AND NO WARRANTY CAN BE GIVEN OR IMPLIED AS TO THEIR WORKING ORDER

**Mortgage advice available through our in-house Financial Adviser.**

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